





Situated in the popular area of Kingsmere, this exquisite four-bedroom detached house in Ripon Close offers a perfect blend of modern living and comfort. The property spans an impressive 2146 square feet including a large loft conversion and is extremely well presented throughout, making it an ideal family home.

A Deceptively spacious and superbly presented David Wilson home bought off plan in 2014 by the present owners and up graded to an exceptionally high standard over recent years. In 2020 a superb Loft conversion was added currently used as a hobby room but all set up to provide a Master Bedroom Suite with Dressing Area and plumbing in place (capped below floorboards) for a Four Piece En-Suite Bathroom.

The property briefly comprise, Storm Porch, Upgraded Composite Door leading into Entrance Hallway with Quickstep Laminate flooring with Integrated Matt Well, Coat & Shoe Cupboard, Study, Dual Aspect Living Room with Contura Dual Fuel Stove (wood or coal) with removable Glass Hearth, Quickstep Laminate Flooring, French Doors leading onto Composite Decking Area, Cabling installed for Surround Sound Speakers.

Kitchen with a range of Integrated appliances including, Induction Hob with Extractor Above, Utility Room housing Gas Condenser Boiler, Door leading to Side Passage Way. On the First Floor there are Four Good Size Bedrooms with En-Suite Shower Room to Master Bedroom & Built in Wardrobes in both Master & Bedroom Two, Separate Heating Thermostat controls Heating for Master Bedroom, En-Suite & Loft Room, Family Bathroom with Shower over Bath, Airing Cupboard

with Pressurised Hot Water Cylinder, stairs rising to the very spacious Loft Conversion.

Outside there is a Block Paved Driveway for Several Vehicles leading to a Single Garage with Light & Power Points & Eves Storage, Gated Side Access leading to a Private, Professionally Landscaped Rear Garden with Composite Decking on Aluminium Frame, Feature Planter with Mains Lighting. Outbuilding.

An internal viewing comes very highly recommended in order to fully appreciate the quality of this Family Home.

Bicester has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village Station is a 12-minute walk and provides further routes to Oxford and London Marylebone.

The M40 is within easy reach at J9 or J10 and offers access to London, the M25, and Birmingham. The A41, A43, and A34 are all within easy reach.

Oxford is approximately a 30-minute drive away, and there is a regular bus service.

The property is perfectly situated to take advantage of all that Bicester has to offer.

A historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's supermarket, and a cinema complex. A Marks and Spencer Food Hall, a Tesco superstore, and further shops can be found in the newly completed Bicester Retail Park.

More extensive shopping facilities and cultural amenities can be found in Oxford and Banbury.

There is a leisure centre, with a gym and swimming pool nearby, with further facilities at the David Lloyd Club, Bicester Hotel, and Golf a short drive away.

The property is also just a short walk to Bicester Village, which is a dream destination for designer shopping with 170 luxury boutiques and a number of eateries.









Accommodation Comprises:

Ground Floor - Entrance Hallway, Open Plan Kitchen, Dining Room utility room and sitting Room, Study, W.C.

First Floor - Four Bedrooms, One With En-Suite, Family Bathroom.

Second Floor - Loft conversion/Bedroom

Outside - Detached Single Garage, Driveway Parking For Three Vehicles, Rear Garden, and Patio.

Services - All Mains Services, Gas Central Heating

Local Authority - Cherwell

Council Tax Band - E

Services:

Mains Electric-

Mains Water -

Mains Drainage -

Gas Fired Central Heating

Broadband -Check Using Ofcom Website

Mobile Phone Coverage - Check Using Ofcom Website









Garage

Ground Floor

### Approximate Gross Internal Area 2146 sq ft - 199 sq m

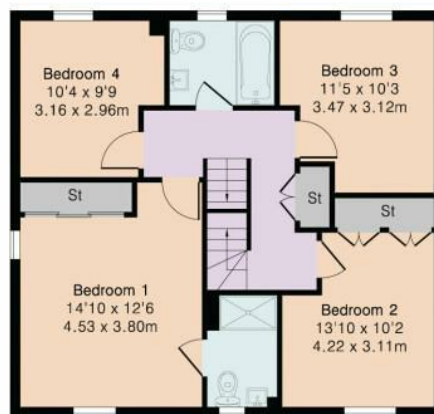
Ground Floor Area 734 sq ft – 68 sq m

First Floor Area 700 sq ft – 65 sq m

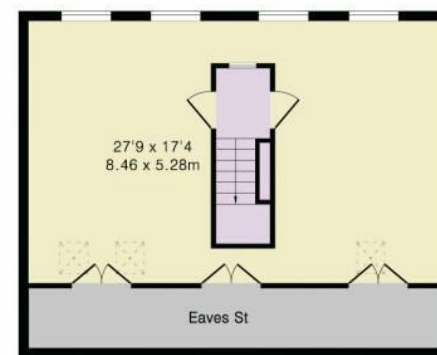
Second Floor Area 475 sq ft – 44 sq m

Garage Area 204 sq ft – 19 sq m

Outbuilding Area 33 sq ft – 3 sq m



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

78

85



